

HOUSING ELEMENT REVIEW WORKSHEET

Locality:	Draft	Adopted
HCD Receipt Date	Phone #	
Contact Person	Coastal Zone	

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located.

I. Review and Revision

Page #

A. Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b)

1. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints).
2. "Progress in implementation" (Section 65588(a)(3)): An analysis of the significant difference between what was projected or planned in the previous element and what was achieved
3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element

II. Housing Needs (65583(a))

	Owner	Renter	Total	Page #
A. Number of existing households and housing units				
1. Households				
2. Housing units				
B. Lower income households overpaying for housing				
1. Total number				
2. Percent lower Income				
C. Special housing needs analyses and estimated number of households				
1. Disabled				
2. Elderly				
3. Large households				
4. Farmworkers				
5. Families with female head				
6. Homeless				
7. Other				
D. Number of overcrowded households				
E. Number of housing units needing rehabilitation				
F. Number of housing units needing replacement				
G. Analysis of existing assisted housing projects at-risk				

II. Housing Needs (continued)

H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD, specify the time frame of the projections _____ and enter the construction need figures in the table below. Page # _____

Income Category (Section 65582(e))	Five-Year New Construction Needs
Very low (0-50%) of median income	_____
Other lower (50-80%)	_____
Moderate (80-120%)	_____
Above Moderate (over 120%)	_____
Total Units	_____
I. Employment and population trends	_____

III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

Page #

Zoning/permitted housing type	Number of acres	Density range (units/acre)	Availability of services & facilities (e.g., infrastructure)	Dwelling unit capacity
Single-family				
Multifamily and rental				
Mobilehomes, manufactured housing, mobile-home parks				
Emergency shelter and transitional housing				
Farmworker Housing				
Sites with residential redevelopment potential and or mixed-use (within timeframe of element)				
Currently non-residential				
Other				
TOTAL				

IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

Page #

A. Governmental Constraints

1. Land use controls (e.g., zoning, growth controls, open space requirements) _____
2. Codes and enforcement (e.g., any local amendments to UBC, degree or type of enforcement) _____
3. On/Off-site improvements (e.g., curbing requirements, street widths, circulation improvements) _____
4. Fees & exactions (permit fees & land dedication or other requirements imposed on developers) _____
5. Processing and permit procedures (e.g., processing times, approval procedures) _____
6. Other governmental constraints _____
7. Constraints on Housing for Persons with Disabilities _____

B. Nongovernmental Constraints

1. Availability of financing _____
2. Price of land _____
3. Cost of construction _____
4. Other nongovernmental constraints _____

V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element to be:

Page #

	Very Low	Low	Moderate	Above Moderate	TOTAL
A. Constructed					
B. Rehabilitated					
C. Conserved					

VI. Other Topics

List pages where the following topics are discussed:

Page #

- A. Efforts to achieve public participation of all economic segments of the community in the Development of the element (Section 65583(c)) _____
- B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7)) _____
- C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c)) _____
- D. For Coastal Zone localities, list the pages where the required information regarding construction Demolitions and conversions within the coastal zone is provided Section 65583(c) and (d)). _____
- E. Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (L&M Fund (Section 65583c)). _____

VII. Housing Programs (65583(c)). Summarize programs in the element.

Program Purpose	Program Action(s)	Agency Responsible	Time Frame	Page No.
<i>Provide adequate sites (65583(c)(1))</i> 1. Insure total dwelling capacity equal to new construction need 2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing				
<i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i> 1. Utilize federal and state financing and subsidies 2. Provide regulatory concessions and incentives				
<i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i> 1. Land use controls 2. Building codes 3. Site improvements 4. Fees and exactions 5. Processing and permit procedures				
<i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>				
<i>Preserve Units At-Risk (65583(c)(6))</i>				
<i>Program to promote equal housing opportunities (65583(c)(5))</i>				